

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 12, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Judith W. Downer, Dranesville District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:20.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE-00-H-028, CATHOLIC DIOCESE OF ARLINGTON, ST. MARK'S CHURCH, TO A DATE CERTAIN OF NOVEMBER 9, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioners Downer and Wilson absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2000-MV-017, ALD GROUP INC., TO A DATE CERTAIN OF NOVEMBER 16, 2000.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioners Downer and Wilson absent from the meeting.

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SE-00-V-027 - RENT-A-WRECK OF ALEXANDRIA

(Decision Only - Public Hearing was held on October 5, 2000)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY DENY SE-00-MV-027.

Commissioners Hall and Harsel seconded the motion which carried by a vote of 8-0-1 with Commissioner Alcorn abstaining; Commissioner Koch not present for the vote; Commissioners Downer and Wilson absent from the meeting.

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2232-L00-17 - KENNETH HARRIS

(Decision Only - Public Hearing was held on September 28, 2000)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DETERMINE IN ACCORDANCE WITH SECTION 15.2-2232, CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY MID-ATLANTIC TELECOM TOWERS, L.C., ON BEHALF OF KENNETH AND SHARMAN HARRIS AT 7956 TWIST LANE IN THE FULLERTON INDUSTRIAL PARK, SPRINGFIELD, IS IN SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioner Koch not present for the vote; Commissioners Downer and Wilson absent from the meeting.

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FS-L00-88 - Sprint APC, 3900 San Leandro Place

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AMERICAN PERSONAL COMMUNICATIONS, SPRINT PCS, FOR THE EXISTING TOWER AT 3900 SAN LEANDRO PLACE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

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FSA-71-1 - AT&T, 7171 Wimsatt Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION FIND THAT THE REPLACEMENT OF THE EQUIPMENT CABINET BY AT&T WIRELESS, AT 7171 WIMSATT ROAD, IS A "FEATURE SHOWN."

Commissioners Byers and Palatiello seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ-2000-PR-018 - CONCORDIA-IDYLWOOD L.L.C.
2. PCA-84-P-125-2 - CAPITAL HOSPITALITY GROUP
SE-00-P-026 - CAPITAL HOSPITALITY GROUP
3. PCA-78-S-046-3 & SEA-85-L-016 -SPRINGFIELD CORPORATE CENTER, LLC
PCA-85-L-060-2 & SE-00-L-013 - TOWNEPLACE MANAGEMENT CORP.

This order was accepted without objection.

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RZ-2000-PR-018 - CONCORDIA-IDYLWOOD L.L.C. - Appl. to
rezone from R-1 to R-3 to permit residential development at a
density of 2.36 du/ac on property located at the terminus of
Chestnut Hill Ave., approx. 500 ft. from its intersection w/Idylwood
Rd. on approx. 2.96 ac. Comp. Plan Rec: 2 -3 du/ac. Tax Map
39-4((1))191A (formerly 39-4((1))pt. 191, pt. 198, pt. 198A.)
PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.,
reaffirmed the affidavit dated October 10, 2000. There were no disclosures by Commission
members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning,
presented the staff report, a copy of which is in the date file. She noted that staff recommended
approval of the application.

Ms. Godfrey responded to questions from Commissioner Harsel concerning the proposal to
construct a public street with a ditch section instead of curbs and gutters.

Mr. Sampson stated that the proposed seven single family detached dwelling units were
consistent with the recommendations of the Comprehensive Plan and compatible with
surrounding properties. He explained that in response to concerns of residents and staff, the
applicant had reduced the number of proposed lots from eight to seven and had provided a
significant tree save area around the perimeter of the property. He noted that the ditch section
referred to by Commissioner Harsel was preferred by neighbors instead of a curb and gutter
section because it would match the existing section of Chesnut Hill Avenue. He said
stormwater management would be provided off-site and contributions

would be made to the Park Authority and the Housing Trust Fund. He added that there were no outstanding issues and that the application met 100 percent of the applicable development criteria. He requested a favorable recommendation.

In response to a question from Commissioner Palatiello, Mr. Sampson said that Ms. Clara S. Strother, an owner of the application property, had passed away after the application had been filed. He said she was listed as deceased on the affidavit at the direction of the Office of the County Attorney.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2000-PR-018, SUBJECT TO THE DRAFT PROFFERS DATED OCTOBER 10, 2000.

Commissioners Byers and Alcorn seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE PFM REQUIREMENT TO PREVENT CONSTRUCTION OF A DITCH SECTION STREET IN A SUBDIVISION WITH AN AVERAGE LOT SIZE OF LESS THAN 18,000 SQUARE FEET.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

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PCA-84-P-125-2 - CAPITAL HOSPITALITY GROUP - Appl. to amend the proffers for RZ-84-P-125 to permit hotel uses w/an overall FAR of 1.58 on property located in the S.W. quadrant of the intersection of Boone Blvd. & Howard Ave. on approx. 0.83 ac. zoned C-4, HC & SC. Comp. Plan Rec: Office. Tax Map 39-1((6))18. (Concurrent w/SE-00-P-026.) PROVIDENCE DISTRICT.

SE-00-P-026 - CAPITAL HOSPITALITY GROUP - Appl. under Sect. 4-404 of the Zoning Ord. to permit a hotel on property located at 8301 Boone Blvd. on approx. 0.83 ac. zoned

C-4, HC and SC. Tax Map 39-1((6))18. (Concurrent w/PCA-84-P-125-2.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated October 11, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Ms. Baker stated that the subject property was originally zoned C-4 in 1985 and that a site plan had been approved for an office building, which had never been built, possibly because of a downturn in the market or because of its small triangular shape. She explained that Capital Hospitality Group now proposed to develop a 148 room hotel on the site with eight to nine stories and structured parking with 160 spaces. She noted that although the site was small, it would be able to accommodate streetscape provisions called for in the Tyson's Corner Urban Center Plan. In conclusion, Ms. Baker said that the application was in conformance with the Comprehensive Plan and she requested favorable consideration.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-84-P-125-2, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED OCTOBER 11, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE-00-P-026, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 28, 2000 CONTAINED IN APPENDIX 2.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

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PCA-78-S-046-3 - HOLUALOA/CARR CAPITAL 6225 BRANDON,
L.L.C. (formerly SPRINGFIELD CORPORATE CENTER, LLC)

Appl. to amend the proffers for RZ-78-S-046 to permit commercial development w/an overall FAR of 0.52 on property located E. of Brandon Ave. & W. of Augusta Dr. on approx. 6.32 ac. zoned C-6, SC & CRD. Comp. Plan Rec: Office use. Tax Map 80-4((1))5D. (Concurrent w/SEA-85-L-016, PCA-85-L-060-2 & SE-00-L-013.) LEE DISTRICT.

SEA-85-L-016 - HOLUALOA/CARR CAPITAL 6225 BRANDON,
L.L.C. (formerly SPRINGFIELD CORPORATE CENTER, LLC) -

Appl. under Sect. 9-607 of the Zoning Ord. to amend SE-85-L-016 previously approved for an increase in bldg. height to permit reduction in land area on property located at 6225 Brandon Ave. on approx. 10.66 ac. zoned C-6, HC, SC & CRD. Tax Map 80-4((1))5C & 5D. (Concurrent w/PCA-78-S-046-3, PCA-85-L-060-2 & SE 00-L-013.) LEE DISTRICT. JOINT PUBLIC HEARING.

David Lasso, Esquire, with Venable, Baetjer and Howard, LLP, reaffirmed the affidavits dated September 22, 2000 and October 10, 2000. There were no disclosures by Commission members. He noted that the applicant's name had formerly been Springfield Corporate Center, LLC.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Commissioner Kelso commented that the applicant had provided justification for the requested waiver of sign regulations and had agreed to work with the Central Springfield Area Revitalization Council to develop a theme-type logo for the Central Springfield area to be used for identification along the I-95 corridor. He said he would be moving to amend Development Condition Number 4 to this effect. Commissioner Kelso noted that he would also make a motion to require that the final drawings be returned to the Planning Commission for administrative review prior to the issuance of the sign permit by the Department of Public Work and Environmental Services.

Mr. Lasso stated that the proposal was a collaborative effort between the applicant and the citizens of the Lee District to develop a main street theme for the subject area, which would include streetscape features, a water fountain, a gathering place and a restaurant. He said to accommodate these features, the restaurant had been placed to the rear of the site which resulted in limited visibility from I-95. For that reason, Mr. Lasso said an increase in the allowable sign area was critical to the success of the restaurant.

Mr. Lasso responded to questions from Commissioners Smyth, Harsel, Alcorn and Byers about the proposed sign.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on these applications. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-78-S-046-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 28, 2000.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-85-L-060-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 28, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-L-016, SUBJECT TO THE DEVELOPMENT CONDITIONS FOUND IN APPENDIX 4.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-L-013, SUBJECT TO THE DEVELOPMENT CONDITIONS FOUND IN APPENDIX 3 WITH THE FOLLOWING CHANGES TO DEVELOPMENT CONDITION NUMBER 4: AFTER THE WORDS "TO EXCEED 36 FEET," INSERT THE WORDS "120 SQUARE FEET IN AREA (EXCLUDING COMMUNITY LOGOS)."

Commissioner Koch seconded the motion which carried by a vote of 4-0-6 with Commissioners Alcorn, Byers, Hall, Harsel, Moon and Smyth abstaining; Commissioners Downer and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF THE WAIVER OF TRANSITIONAL SCREENING AND BARRIER, AND PERIPHERAL PARKING LOT LANDSCAPING ON THE EASTERN PROPERTY BOUNDARY OF ALL APPLICATIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

PCA-78-S-046-3 & SEA-85-L-016 -SPRINGFIELD CORP. CENTER
PCA-85-L-060-2 & SE-00-L-013 - TOWNEPLACE MANAGEMENT

October 12, 2000

Commissioner Kelso MOVED THAT THE FINAL DRAWINGS OF THE SIGNAGE PROPOSED UNDER SE-00-L-013, BE RETURNED TO THE PLANNING COMMISSION FOR ADMINISTRATIVE REVIEW PRIOR TO THE ISSUANCE OF THE SIGN PERMIT BY DPWES.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Downer and Wilson absent from the meeting.

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The meeting was adjourned at 9:17 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: June 21, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission